

DRAWING NUMBER
96-19

PLANNING CORPORATION IRVINE, CALIFORNIA
REORDER BY NUMBER 0754P

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PARTITION REPLAT NO. 96-19 FOR GEORGE NEUMAN

N.E. 1/4 SEC. 10, WILLIAM MATZGER'S D.L.C. NO. 50, ROBERT GARRETT'S D.L.C. NO. 71, AND JONATHAN MASON'S D.L.C. NO. 76, T. 12 S., R. 6 W., W.M.
FEBRUARY 25, 1994 SCALE 1"=200' PC-94-5
WESTERN SURVEYING, P.O. BOX 669, 1825 SW HWY 97, MADRAS, OR. 97741 PHONE 1-541-475-9199
REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 93-30

I HEREBY CERTIFY THIS TO BE AN EXACT PHOTO-MYLAR OF THE ORIGINAL PLAT,
John D. Howell
JOHN D. HOWELL

- SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP MARKED "WEST. SURV. P.L.S. 1901"
- FOUND 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP MARKED "WEST. SURV. P.L.S. 1901" UNLESS NOTED OTHERWISE
- () INFORMATION OF RECORD PER PARTITION PLAT 93-30 OR AS NOTED
- A OREGON STATE HIGHWAY ROLL MAP NO. 4B-23-2
- B DEED RECORDED AS M-8707
- C FOUND 3 1/4" BRASS CAP AT N.E. EXTERIOR CORNER OF WILLIAM MATZGER'S D.L.C. NO. 50 AS PER COUNTY RESTORATION NO. 3516
- D FOUND 2" BUGGY HUB AS PER C.S. 12-6-10-00008
- E FOUND 3/4" RADIUS ROD AS PER C.S. 12-6-10-00008
- F FOUND 1" IRON ROD AS PER C.S. 12-6-10-00008
- G FOUND 5/8" IRON ROD AS PER OREGON STATE HIGHWAY ROLL MAP NO. 4B-23-2
- ℄ CENTERLINE

SURVEYOR'S CERTIFICATE

I, JOHN D. HOWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LAND REPRESENTED ON THIS PARTITION PLAT. THE BOUNDARY OF THE PARTITION PLAT IS AS FOLLOWS;

A TRACT OF LAND IN THE WILLIAM MATZGER'S D.L.C. NO. 50, ROBERT GARRETT'S D.L.C. NO. 71, AND JONATHAN MASON'S D.L.C. NO. 76 ALL IN SECTION 10, TOWNSHIP 12 SOUTH, RANGE 6 WEST, OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" REBAR WHICH IS SOUTH 9°20'52" WEST, 1589.52 FEET FROM THE NORTH-EAST EXTERIOR CORNER OF WILLIAM MATZGER'S D.L.C. NO. 50, SAID POINT ALSO BEING THE MOST SOUTHEASTLY CORNER OF PARCEL 3, PARTITION PLAT 93-30; THENCE SOUTH 9°20'52" WEST, 590.52 FEET TO A 1" IRON ROD MARKING THE MOST NORTHWESTERLY CORNER OF PARCEL 2, PARTITION PLAT 93-30; THENCE SOUTH 89°37'47" WEST, 32.89 FEET; THENCE SOUTH 11°37'28" WEST, 35.98 FEET; THENCE NORTH 84°05'47" WEST, 184.87 FEET TO THE MOST NORTHWESTERLY CORNER OF PARCEL 2, PARTITION PLAT 93-30; THENCE SOUTH 11°37'29" WEST, 529.24 FEET TO THE MOST SOUTHWESTERLY CORNER OF PARCEL 2, PARTITION PLAT 93-30; THENCE SOUTH 79°26'28" WEST, 10.34 FEET; THENCE NORTH 57°36'32" WEST, 137.87 FEET TO A POINT IN MARY'S RIVER WHICH IS 135.54 FEET NORTH 89°26' WEST OF THE SOUTHEAST CORNER OF D.L.C. NO. 71 AND 121.51 FEET SOUTH 89°26' EAST OF THE NORTHEAST CORNER OF THOS. J. BLAIR'S D.L.C. NO. 68; THENCE TRaversing UP THE CENTER OF MARY'S RIVER THE FOLLOWING COURSES, NORTH 43°14'00" WEST 177.08 FEET, SOUTH 73°22'34" WEST 124.36 FEET, NORTH 43°45'20" WEST 200.67 FEET, NORTH 8°15'09" EAST 324.97 FEET, NORTH 50°00'00" EAST 158.98 FEET, NORTH 8°12'09" WEST 712.07 FEET, NORTH 22°00'01" EAST 287.64 FEET, NORTH 32°00'37" EAST 289.80 FEET, NORTH 21°55'40" EAST 119.00 FEET, NORTH 29°37'21" EAST 63.49 FEET TO THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 20; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 20 SOUTH 31°34'00" EAST, 173.82 FEET TO A 5/8" REBAR; THENCE NORTH 58°26'00" EAST, 40.00 FEET TO A 5/8" REBAR; THENCE SOUTH 31°34'00" EAST, 450.00 FEET TO A 5/8" REBAR ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 20; THENCE NORTH 58°26'00" EAST, 10.00 FEET TO A 5/8" REBAR; THENCE SOUTH 31°34'00" EAST, 9.00 FEET TO A 5/8" REBAR MARKING THE MOST NORTHWESTERLY CORNER OF PARCEL 3, PARTITION PLAT 93-30; THENCE SOUTH 49°05'35" WEST, 134.04 FEET TO A 5/8" REBAR; THENCE SOUTH 12°09'31" WEST, 295.10 FEET TO A 5/8" REBAR; THENCE SOUTH 70°53'15" EAST, 336.51 FEET TO THE POINT OF BEGINNING. CONTAINING 25.95 ACRES MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE ABOVE DESCRIBED TRACT AS SHOWN ON THE ATTACHED DRAWING. PARTITION PLAT NO. 93-30 THAT I SURVEYED IN APRIL OF 1993 WAS USED AS CONTROL, USING PARCEL 1 OF PARTITION PLAT NO. 93-30 AS THE TRACT THAT IS BEING DIVIDED IN THIS PARTITION.

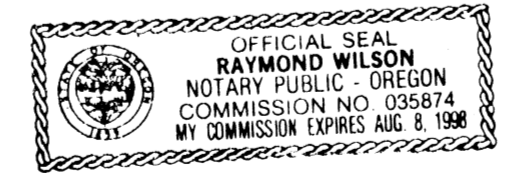
DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT OTTO GEORGE NEUMAN AND BETTY NEUMAN ARE THE RECORDED OWNERS OF THE LANDS REPRESENTED ON THIS PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AND EASEMENT AS SHOWN ON THE ANNEXED MAP. WE DO HEREBY DEDICATE TO THE PUBLIC FOREVER ANY RIGHT OF WAY SHOWN HEREON THAT HAS NOT BEEN PREVIOUSLY DEDICATED.

Otto George Neuman *Betty Neuman*
OTTO GEORGE NEUMAN BETTY NEUMAN

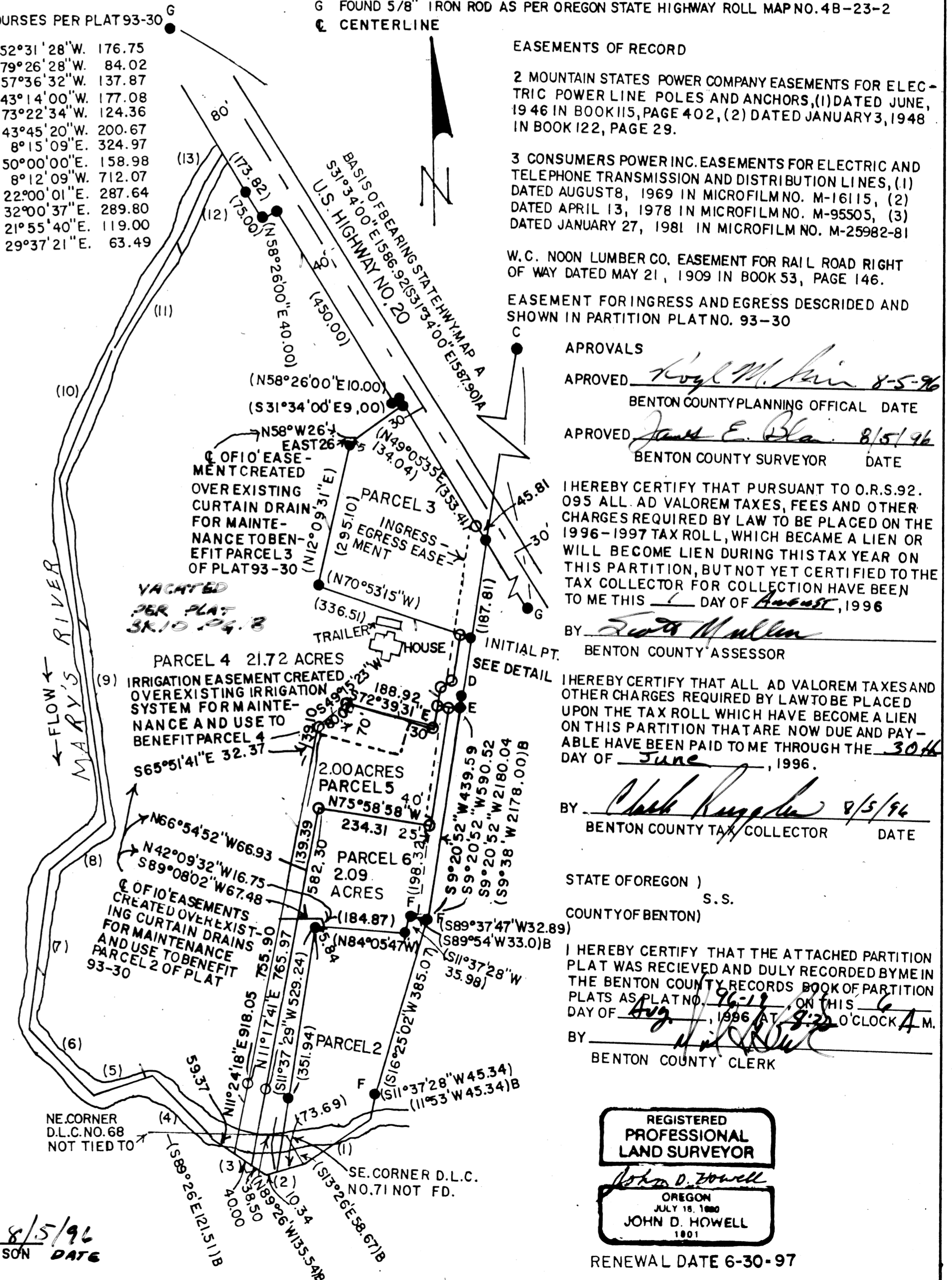
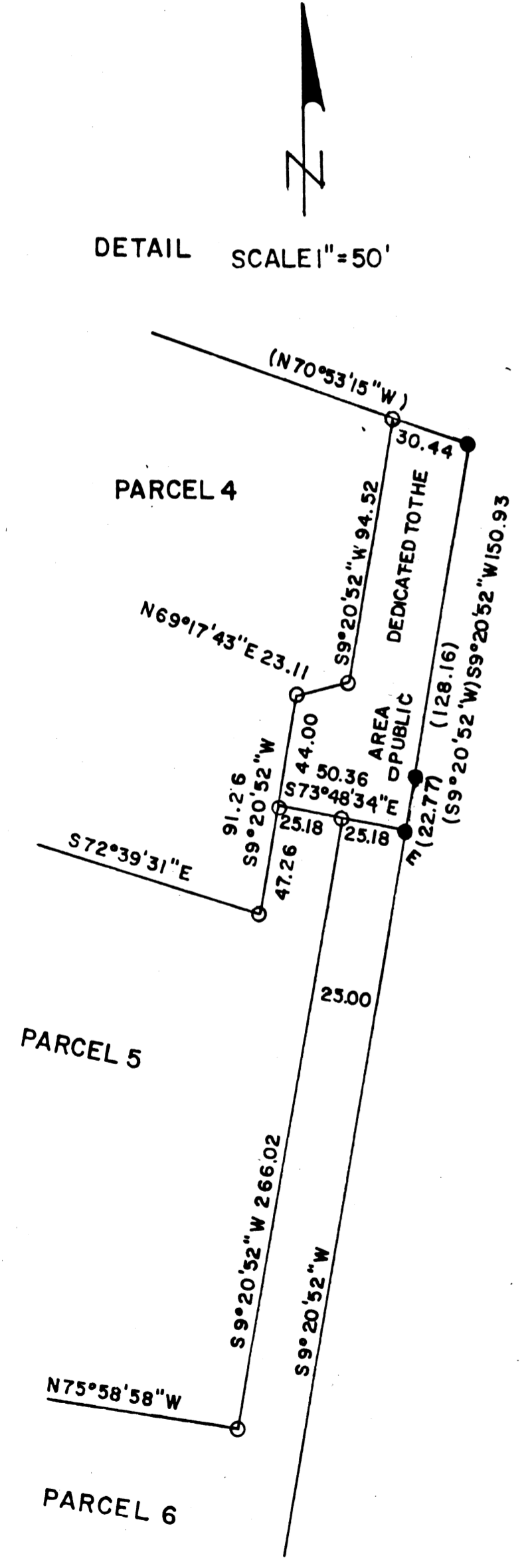
ACKNOWLEDGEMENT
STATE OF OREGON) SS
COUNTY OF BENTON)

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF July 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DID PERSONALLY APPEAR OTTO GEORGE NEUMAN AND BETTY NEUMAN, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED FREELY AND VOLUNTARILY.
Raymond Wilson
NOTARY PUBLIC



Pamela S. Hill 8/5/96
BENTON COUNTY BOARD OF COMMISSIONERS CHAIRPERSON DATE

- #### RIVER COURSES PER PLAT 93-30
- (1) S. 52°31'28"W. 176.75
 - (2) S. 79°26'28"W. 84.02
 - (3) N. 57°36'32"W. 137.87
 - (4) N. 43°14'00"W. 177.08
 - (5) S. 73°22'34"W. 124.36
 - (6) N. 43°45'20"W. 200.67
 - (7) N. 8°15'09"E. 324.97
 - (8) N. 50°00'00"E. 158.98
 - (9) N. 8°12'09"W. 712.07
 - (10) N. 22°00'01"E. 287.64
 - (11) N. 32°00'37"E. 289.80
 - (12) N. 21°55'40"E. 119.00
 - (13) N. 29°37'21"E. 63.49



EASEMENTS OF RECORD

- 2 MOUNTAIN STATES POWER COMPANY EASEMENTS FOR ELECTRIC POWER LINE POLES AND ANCHORS, (1) DATED JUNE, 1946 IN BOOK 115, PAGE 402, (2) DATED JANUARY 3, 1948 IN BOOK 122, PAGE 29.
- 3 CONSUMERS POWER INC. EASEMENTS FOR ELECTRIC AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINES, (1) DATED AUGUST 8, 1969 IN MICROFILM NO. M-16115, (2) DATED APRIL 13, 1978 IN MICROFILM NO. M-95505, (3) DATED JANUARY 27, 1981 IN MICROFILM NO. M-25982-81
- W.C. NOON LUMBER CO. EASEMENT FOR RAIL ROAD RIGHT OF WAY DATED MAY 21, 1909 IN BOOK 53, PAGE 146.
- EASEMENT FOR INGRESS AND EGRESS DESCRIBED AND SHOWN IN PARTITION PLAT NO. 93-30

APPROVALS

APPROVED *Koyl M. Klein* 8-5-96
BENTON COUNTY PLANNING OFFICIAL DATE

APPROVED *Janet E. Blair* 8/5/96
BENTON COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095 ALL AD VALOREM TAXES, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1996-1997 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME LIEN DURING THIS TAX YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN TO ME THIS 1 DAY OF August, 1996

BY *Suzanne Mullen*
BENTON COUNTY ASSESSOR

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO ME THROUGH THE 30th DAY OF June, 1996.

BY *Chuck Ruppel* 8/5/96
BENTON COUNTY TAX COLLECTOR DATE

STATE OF OREGON)
COUNTY OF BENTON) S.S.

I HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORDS BOOK OF PARTITION PLATS AS PLAT NO. 96-19 ON THIS 6 DAY OF Aug, 1996 AT 9:25 O'CLOCK A.M.

BY *John D. Howell*
BENTON COUNTY CLERK

